

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Victoria Place
500 N.E. 7 Avenue

Case #: 19-R-02

Date: 2/12/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Water, Sewer, Paving and Drainage improvements in alley and along N.E. 7 Avenue require a separate engineering permit approval.
3. Sidewalks on N.E. 5 and 6 Streets shall continue to the alley to the extent of property lines owned by this applicant.
4. Please indicate why no drainage system is indicated in the Phase 2 Utility Plan.
5. Meters for water use shall be set within the right of way for 2 inch and smaller diameter piping. Why is a 6X3 inch tee selected for taps ? This tee size wouldn't be available in ductile iron material and any piping under roadway must be ductile iron.

Division: Fire

Member: Albert Weber
828-5875

Project Name: Victoria Place

Case #: 19-R-02

Date: 2-12-02

Comments:

- 1) The applicant has the option to apply the new FBC or the SFBC.
- 2) Sprinkler plans required at permit.
- 3) Provide flow test.
- 4) Show fire main, hydrant, DDC and FDC's for this project on the civil plans. Currently only the domestic connections appear to be shown.

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Victoria Place, LLC/Ellington Place

Case #: 19-R-02

Date: February 12, 2002

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Victoria Place, LLC/Ellington Place

Case #: 19-R-02

Date: 2/5/02

Comments:

1. Verify that the required 35% site landscape area requirement is met. (An overlay may be required.) This would be planted areas maintained by an irrigation system. (The landscape plan shows that just above the minimum is met; 35.1%.)
2. All Tree Preservation Ordinance requirements apply. Any trees which would be good candidates for relocation should be relocated (either on site or to neighborhood locations.) The Tree Removal List appears to indicate "speciman" trees. These would be trees for which replacement would be cash payment only to the "Tree Canopy Trust Fund." Investigate possibilities for relocation.
3. Indicate any utilities that would affect proposed construction (such as overhead powerlines) on the Landscape Plan. Currently, there are F.P.L. lines at 5th St.
4. As per Section 47-21.9 landscape shall be provided in a square footage area equal to a minimum of 20% of the gross vehicular use area. This square footage shall abut and extend no further than 10' away from a V.U.A. The calculations do not appear to show a number for this requirement (which would be 3,097 sq.ft.). Provide necessary verification. Also, the required V.U.A. trees must be in the V.U.A. landscape areas.

Other comments may be made at meeting.

Division: Planning

Member: Donald Morris
828-5265

Project Name: Victoria Place/Ellington Place, LLC
500 NE 7th Avenue

Case #: 19-R-02

Date: February 12, 2002

Project Description:

The petitioners propose to demolish 46 multifamily and single-family housing units and construct fifty (50) multifamily residential units in the RMM-25 zoning district. Residential developments of five (5) units or more require Level II Site Plan Review (DRC).

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Victoria Park Civic Association.
2. Provide two (2) oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
3. Provide a text narrative that includes at a minimum information on the: security system, hours of the various service and maintenance operations, and solid waste disposal system.
4. Provide a point-by-point text narrative of how this proposal meets the Neighborhood Compatibility requirements of ULDR Section 47-25.3.
5. Provide a letter from or obtain Parking Division's signoff for Final DRC, regarding the disposition of any public parking spaces, metered or unmetered that will be displaced by this proposal. Disclose any prior parking obligation that may exist on the site plan.
6. Provide a copy of the most current recorded plat and amendments, for the proposed site.
7. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
8. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.

9. Provide color and materials information or samples for all exterior surfaces and indicate on all plans.
10. The private drive and the interior parking circulation shall comply with engineering standards (47-20.5 (B)(1)). Discuss parallel parking on alley and stacking requirements at both the 5th and 6th Street entrances with engineering representative.
11. Discuss required landscape improvements and street tree spacing with landscaping representative.
12. Provide detail of proposed fence.
13. Provide narrative on method of trash disposal.
14. Provide floor areas (SF) for each dwelling unit.
15. The alley shall be paved pursuant to engineering standards. Discuss standards with engineering representative.
16. Improvements in the public right-of-way shall adhere to engineering standards (i.e. proposed parallel parking on 7th Street, drive approaches, curb and gutter). All abandoned drives and curb cuts, and sidewalks shall be replaced. Discuss standards with engineering representative.
17. Show the 6th Street improvements required for the Victoria Park Shoppes development on the site and landscape plans
18. Reduce the width of sidewalk along 7th Avenue to five (5) feet, and provide a five (5) foot green space between the sidewalk and curb.
19. Show adjacent structures with use labels on site and landscape plans.
20. Provide narratives for Adequacy Requirements (47-25.2), and Neighborhood Compatibility and Preservation (47-25.3 (A)(3)(e)(i)).
21. Additional comments may be forthcoming.

Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Victoria Place, LLC/Ellington Place

Case #: 19-R-02

Date: February 12, 2002

Comments:

What form of perimeter control will be used? Will it be vertical bar fencing or concrete wall?

What type of lock is used on the door that accesses the second floor from the garage?

Will the fencing eliminate the visibility of the pool from the alley?

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Victoria Place, LLC/Ellington Place

Case #: 19-R-02

Date: 2/12/02

Comments:

1. Swimming pool shall comply with the setback requirements of the zoning district in which it is located in accordance with section 47-19.2.BB.
2. Fences and wall shall setback two and one-half (2 1/2) feet from the property line in accordance with section 47-19.5.A.3.a. Walls and fences located within five (5) feet of the property line facing the street shall comply with section 47-19.5.C. Provide design details of proposed wall.
3. Indicate and dimension balconies on site plan and elevation plans. Provide setback dimensions to balconies and provide percentage of façade balconies occupy in accordance with section 47-19.2.B. Awnings also.
4. Provide a complete photometric plan with footcandle measurements along drive aisle and surrounding residential property in accordance with section 47-20.14 prior to final DRC review.
5. Additional comments may be forthcoming at DRC meeting.